

# STELKIA HOMEOWNERS CORPORATION (the company)

## MINUTES OF THE STELKIA HOMEOWNERS CORPORATION DIRECTORS MEETING

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**HELD:** May 2<sup>st</sup> 2015  
**VENUE:** In the Flex Room at the Clubhouse

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### CALL TO ORDER

The meeting was called to order at 8:00 am.

### DIRECTORS PRESENT

Norm Behm, Jackie Wittchen, Ruth Walton, Linda Forrester, Art Abram and Jody Curnow were all present.

### FIRE RESTRICTIONS FOR BEACH AREA AND HOMEOWNERS PATIOS

The Cottages on Osoyoos Lake bylaws and rules regulates the maintenance of our property, common areas and other aspects of community livability in order to develop and maintain a safe, orderly, viable and sustainable community and to promote and maintain the health, safety and wellbeing of our residents. Please see below for our newly established **Fire Pit Rules and Regulations**.

The Stelkia Homeowners Corporation is making residents aware that personal wood burning fire pits are **not** permitted under our rules and regulations. Wood burning patio fire pits are not allowed in Oliver or Osoyoos either. The only wood burning fire pits will be the existing ones located on the beach. The fire pits on the beach can only be fuelled by wood pieces from split tree logs that measure 18" or less in length, Presto logs are also acceptable. Fires are banned when there is a fire ban in place from either the Osoyoos fire department or the Oliver fire department. When a homeowner or renter lights a campfire in our beach fire pits please be safe and obey the campfire bans/ open fire restrictions in our area. The Stelkia Homeowners Corporation Board of Directors will post current fire restrictions on our community centre bulletin board. Please make sure reasonable precautions are taken to ensure your fire is contained. **Homeowners must be equipped with a hand tool such as a shovel or a water bucket and attends the fire to prevent it's escape. The Homeowner/renter must ensure that the fire is extinguished and area cleaned up before leaving.**

The following may be used if they comply with the list below and can only be located on the cement patios or sun decks, not on grass areas.

Outdoor fire pits,  
Outdoor fireplaces  
Barbecues

May 2, 2015

### **Compliance List**

- The appliance is CSA/ULC approved;
- The appliance is fuelled by propane or briquette only;
- Clearance from combustibles of one metre (minimum) must be maintained from the nearest structure, property line, overhead tree or other combustible material;
- The operator must keep the unit under constant supervision when in use;
- Provide an adequate extinguishing agent, such as a fire extinguisher or garden hose;
- No person shall burn, or allow to be burned, refuse, waste or wood in a barbecue, outdoor fire pit or outdoor fireplace.

Notwithstanding the above, following all instructions and safety precautions as set forth in the manufacturers literature and compliance with all municipal, provincial and federal guidelines and regulations is imperative.

### **RENTAL POLICIES**

Since sending out the original rental registration form with the minutes of our February 7<sup>th</sup> 2015 board meeting, the Board has reviewed all feedback received. The Board has listened to all homeowners and made some minor changes to the form. This user friendly form is ready for the upcoming rental season. Please find enclosed the updated rental registration form.

If you currently rent your home out please ensure this form is completed and sent in to [jody@osoyooscottages.com](mailto:jody@osoyooscottages.com) before your guests arrive. If you have any questions on this form please feel free to contact Jody Curnow [jody@osoyooscottages.com](mailto:jody@osoyooscottages.com), Ruth Walton [rewaltonosoyoos@gmail.com](mailto:rewaltonosoyoos@gmail.com) or Jackie Wittchen [jackie.wittchen@hotmail.ca](mailto:jackie.wittchen@hotmail.ca).

The Stelkia Homeowners Corporation Board would like to remind homeowners that short term rentals are permitted, provided such rentals are for a period of not less than 5 consecutive days.

### **DISCUSS ADDITIONAL ACTIVITIES FOR CHILDREN / TEENS AT THE COTTAGES**

Our developer is waiting for a design for a 12x12 swim dock to be completed, after which he will have one built and get it in the water, hopefully by July 1<sup>st</sup>. Also he has generously donated a ping-pong table to the Stelkia Homeowners' Corporation, hopefully it will also be here by July 1<sup>st</sup>.

### **SCHEDULE NEXT MEETING**

Next meeting of the Stelkia Homeowners Corporation will be Saturday June 6<sup>th</sup> at 8:00am. This will be a closed meeting. Prior to the meeting please email any suggestions, comments and concerns you would like addressed to [directors@osoyooscottages.com](mailto:directors@osoyooscottages.com).

Your support and comments are appreciated and welcomed. We are eager to assist you. We will respond to any questions that are presented to us via email at [directors@osoyooscottages.com](mailto:directors@osoyooscottages.com).

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:10.